

FEE \$	5.00
TCP \$	0
SIF \$	0

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

8788-0

Building Address 2700 G Rd, #1C

No. of Existing Bldgs 1 No. Proposed 0

Parcel No. 2701-363-16-003

Sq. Ft. of Existing Bldgs 2945 Sq. Ft. Proposed 0

Subdivision Vintage 70's Condos

Sq. Ft. of Lot / Parcel 0.036 Acres

Filing _____ Block _____ Lot _____

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1817 & 0

OWNER INFORMATION:

Name Dennis + Mary Eichinger

DESCRIPTION OF WORK & INTENDED USE:

Address 2700 G Rd, #1C

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): removing wall / painting

City / State / Zip Grand Junction, CO 81505

***TYPE OF HOME PROPOSED:**

APPLICANT INFORMATION:

Name DKB Construction Services LLC

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

Address 1515 N 7th St

City / State / Zip Grand Junction, CO 81501

NOTES: _____

Telephone 970-434-3430

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side _____ from PL Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>per plan</u>	Special Conditions <u>Interior Remodel Only</u>
Voting District _____	Driveway _____
Location Approval _____	(Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Dennis K Ryman Date 9/9/10

Department Approval Gayleen Henderson Date 9-9-10

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO WTR / SWR Charge</u>
Utility Accounting <input checked="" type="checkbox"/>	Date <u>9/9/10</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)